



Jerrick Hernandez &lt;jhernandez@guamopa.com&gt;

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**Docket No. OPA-PA-25-001; In the Appeal of Summer Vista II DE, LLC and Summer Vista III DE, LLC (Submission of Procurement Record by GHURA)**

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Eliseo M. Florig, Jr. &lt;emflorig@ghura.org&gt;

Wed, Feb 12, 2025 at 4:52 PM

To: Jerrick Hernandez &lt;jhernandez@guamopa.com&gt;

Cc: Elizabeth Napoli &lt;efnapoli@ghura.org&gt;, "Joyce C.H. Tang" &lt;jtang@civilletang.com&gt;, rmarsjohnson@bsjmlaw.com

Hafa Adai, Mr. Hernandez:

Please see attached **Procurement Record** for efilng in the above-subject matter.  
Kindly confirm receipt via reply email. Thanks.

Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

**Eliseo M. Florig, Jr., Esq.****In-House Counsel**

Guam Housing and Urban Renewal Authority

*Aturidat Ginima' Yan Rinueban Siudat Guahan*

Administration / Executive / Audit and Compliance

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**Docket No. OPA-PA-25-001 GHURA Procurement Record.02122025.pdf**  
1239K

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5 *Attorney for Guam Housing and*  
6 *Urban Renewal Authority*

7 **IN THE OFFICE OF PUBLIC ACCOUNTABILITY**  
8 **PROCUREMENT APPEAL**

9 In the Appeal of

DOCKET NO. OPA-PA-25-001

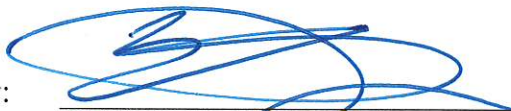
10 SUMMER VISTA II DE, LLC and  
SUMMER VISTA III, DE, LLC,

11 Appellants.

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13 **GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
14 **PROCUREMENT RECORD**  
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18 **GUAM HOUSING AND URBAN**  
19 **RENEWAL AUTHORITY**

20  
21 By:



22 **ELISEO M. FLORIG, JR.**  
23 In-House Counsel  
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7 **IN THE OFFICE OF PUBLIC ACCOUNTABILITY**  
8 **PROCUREMENT APPEAL**

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10 SUMMER VISTA II DE, LLC and  
SUMMER VISTA III, DE, LLC,

**AGENCY SUBMISSION OF  
PROCUREMENT RECORD**

11 Appellants.

**INDEX**

12  
13 **COMES NOW** the Guam Housing and Urban Renewal Authority (GHURA) by and  
14 through its legal counsel, Eliseo M. Florig, Jr., and submits the procurement record in accordance  
15 with 5 GCA § 5249. This record is provided pursuant to 2 GAR, Div. 4, § 12104(c)(3).  
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- |   | <b>TAB</b> |
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| 22 procurement;   |            |
| 23 II. A log of all communications between government employees and any         | <b>B</b>   |
| 24 member of the public, potential bidder, vendor or manufacturer which is      |            |
| in any way related to the procurement;  |            |
| 25 III. Sound recordings of all pre-bid conference; negotiations arising from a | <b>C</b>   |
| 26 request for proposals and discussions with vendors concerning small          |            |
| purchase procurement;   |            |
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- IV. Brochures and submittals of potential vendors, manufacturers or contractors, and all drafts, signed and dated by the draftsman, and other papers or materials used in the development of specifications; **D**
- V. The requesting agency's determination of need. **E**

**TAB A**

**Procurement Record**

**The date, time, subject matter and names of participants at any meeting including government employees that is in any way related to a particular procurement**

# TAB A

## Procurement Record

**The date, time, subject matter and names of participants at any meeting including government employees that is in any way related to a particular procurement**

**Response: GHURA did not administer the 2024 Low Income Housing Tax Credit Qualified Action Plan (LIHTC QAP) or any previous LIHTC QAP as a procurement matter subject to the Guam Procurement Law as the allocation of tax credits are not considered buying, purchasing, renting, leasing or otherwise acquiring any supplies, services, or construction by GHURA. As such, no information or documents responsive to 5 GCA § 5249(a) exist.**

## **TAB B**

### **Procurement Record**

**A log of all communications between government employees and any member of the public, potential bidder, vendor or manufacturer which is in any way related to the procurement**



## **TAB B**

### **Procurement Record**

**A log of all communications between government employees and any member of the public, potential bidder, vendor or manufacturer which is in any way related to the procurement**

**Response: GHURA did not administer the 2024 Low Income Housing Tax Credit Qualified Action Plan (LIHTC QAP) or any previous LIHTC QAP as a procurement matter subject to the Guam Procurement Law as the allocation of tax credits are not considered buying, purchasing, renting, leasing or otherwise acquiring any supplies, services, or construction by GHURA. As such, no log of all communications responsive to 5 GCA § 5249(b) exist.**

## **TAB C**

### **Procurement Record**

**Sound recordings of all pre-bid conferences; negotiations arising from a request for proposals and discussions with vendors concerning small purchase procurement**

## **TAB C**

### **Procurement Record**

**A log of all communications between government employees and any member of the public, potential bidder, vendor or manufacturer which is in any way related to the procurement**

**Response: GHURA did not administer the 2024 Low Income Housing Tax Credit Qualified Action Plan (LIHTC QAP) or any previous LIHTC QAP as a procurement matter subject to the Guam Procurement Law as the allocation of tax credits are not considered buying, purchasing, renting, leasing or otherwise acquiring any supplies, services, or construction by GHURA. As such, no sound recordings or related documents responsive to 5 GCA § 5249(c) exist.**

## **TAB D**

### **Procurement Record**

**Brochures and submittals of potential vendors, manufacturers or contractors, and all drafts, signed and dated by the draftsman, and other papers or materials used in the development of specifications**

## **TAB D**

### **Procurement Record**

**Brochures and submittals of potential vendors, manufacturers or contractors, and all drafts, signed and dated by the draftsman, and other papers or materials used in the development of specifications**

**Response: GHURA did not administer the 2024 Low Income Housing Tax Credit Qualified Action Plan (LIHTC QAP) or any previous LIHTC QAP as a procurement matter subject to the Guam Procurement Law as the allocation of tax credits are not considered buying, purchasing, renting, leasing or otherwise acquiring any supplies, services, or construction by GHURA. As such, no brochures or submittals were utilized in the development of specifications responsive to 5 GCA § 5249(d) exist.**

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# **TAB E**

## **Procurement Record**

**The requesting agency's determination of need.**

## **TAB E**

### **Procurement Record**

**The requesting agency's determination of need.**

**Response: GHURA did not administer the 2024 Low Income Housing Tax Credit Qualified Action Plan (LIHTC QAP) or any previous LIHTC QAP as a procurement matter subject to the Guam Procurement Law as the allocation of tax credits are not considered buying, purchasing, renting, leasing or otherwise acquiring any supplies, services, or construction by GHURA. As such, no determination of need responsive to 5 GCA § 5249(e) exists.**